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Minutes of the Regular Meeting  
of the  
San Luis Obispo County Planning Commission  
Thursday, September 29, 2005

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Minutes of the Regular Session of the County Planning Commission held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA, at 8:45 a.m.

PRESENT: Commissioners Bruce Gibson, and Sarah Christie  
Chairman Bob Roos

ABSENT: Commissioners Eugene Mehlschau and Penny Rappa

STAFF  
PRESENT: Warren Hoag, Principle Planner/Current Planning  
John Euphrat, Principal Planner/Long Range Planning  
Martha Neder, Planner

OTHERS  
PRESENT: Jim Orton, County Counsel  
Mike Goodwin, Public Works

The meeting is called to order by Chairman Roos.

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of September 29, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

Speaker	Note
ROLL CALL	
FLAG SALUTE	
PUBLIC COMMENT	No one coming forward.
PLANNING STAFF UPDATES	
Warren Hoag, staff	Discusses alternative dates for second Planning Commission (PC) meeting in November. States the PC Retreat is tentatively scheduled for 12/07/05.
Commissioners	State their consensus to have second PC meeting on November 30, 2005.
Commissioner Christie	Requests clarification on topics to be discussed at the PC retreat with staff responding.
1. CATHLINE BENSON / SUB2004-00211 / Tract 2643	This being the time set for a continued hearing to consider a request by <b>CATHLINE BENSON</b> for a Vesting Tentative Tract Map to subdivide an existing 1.2 acre parcel into five parcels of 10,000 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Blume and Grande Streets. The project will result in the disturbance of the entire 1.2 acre parcel. The proposed project is within the Residential Single Family land use category and is located on the

	southwestern corner of Grande and Blume Streets in the community of Nipomo, in the South County (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq. Mitigation measures are proposed to address Agricultural Resources, Air Quality, Geology and Soils, Noise, Public Services and Utilities, Recreation and Water. <b>County File Number: SUB 2004-00211 / Tract 2643.</b> APN: 092,141,018. Supervisorial District: 4.
Stephanie Fuhs, staff	Presents staff report. Discusses options for access from Bloom and Grande streets.
Commissioner Christie	Requests graphics be put on screen for visual. Discusses access off Blume and Grande streets and discusses driveways.
Mike Goodwin, Public Works	Discusses traffic on Blume and Grande streets.
Commissioner Gibson	Discusses Blume street as being a collector street.
Chairman Roos	Discusses drainage basins
Commissioner Christie	Discusses screening
Linda Auchinache, Agriculture Department	Clarifies drainage basins, buffers, screening wall, and reduction of incompatibilities.
Commissioner Gibson	Discusses wall as buffer, and mitigations.
Commissioner Christie	Discusses pesticide odors coming from fan, drainage basin locations and development style of houses
Chairman Roos, and Commissioners and staff	Clarify options to choose from. Requests clarification on drainage for lot four.
Terry Orton, Westland Engineering	Discusses an additional option to remove existing house so that all lots would be in the same direction. Discusses proposal for location of drainage basins, reasoning behind locations, having common driveways meeting road standards, grading of lots, and presents all options available to choose from. Clarifies lot four's drainage.
Commissioner Gibson	Discusses design of project, options 4 and 5, subdivision of parcels, density, topography between house and greenhouse, previous mitigations, screening wall, impacts of access roads, and supports option one.
Commissioner Christie	Discusses common driveways, traffic on access roads, and will go with option one.
<b>MOTION</b>	<b>Thereafter on motion by Commissioner Gibson, seconded by Commissioner Christie, and carried, in the absence of Commissioners Rappa and Mehlschau, to adopt the Negative Declaration in compliance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and Resolution No. 2005-050, granting a Vesting Tentative Tract Map to CATHLINE BENSON for the above referenced project, based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B for Option 1. adding</b>

	Condition 6 to read: "Access be denied to Lot 1 from Grande Avenue and that this be by certificate and designation on the map.", re-numbering conditions appropriately. Adding Condition 14 to read: "Drainage from road improvements shall be mitigated to the approval of County Public Works to ensure no additional runoff to adjacent properties.", and re-numbering appropriately, adopted.
2. COUNTY OF SAN LUIS OBISPO, NORTH COAST AREA PLAN / LRP2004-00024	This being the time set for continued hearing to consider a request by the <b>COUNTY OF SAN LUIS OBISPO TO 1)</b> update and amend the Cambria and San Simeon Acres community plan portions of the <b>NORTH COAST AREA PLAN</b> (Part II of the Land Use Element and Local Coastal Plan, and part of the Circulation Element). The area plan is being updated to reflect current land use, transportation, population, environmental, and economic conditions and community desires within the communities of Cambria and San Simeon Acres. The communities of Cambria and San Simeon Acres are located within the North Coast Planning Area of San Luis Obispo County. This planning area is bounded by the Monterey/San Luis Obispo County Line to the north, Point Estero to the south, and to the east the Coastal Zone boundary below the main ridge or the Santa Lucia Range. The update includes a number of changes to goals, policies, programs, land use categories, combining designations, and planning area standards; <b>2)</b> amend the <b>Cambria Design Plan</b> by a) revising and moving development standards to the area plan; and b) modifying various guidelines including those related to lighting and the Moonstone Beach Drive streetscape; and <b>3)</b> amend the <b>Coastal Zone Land Use Ordinance</b> , Title 23 of the San Luis Obispo County Code; Sections 23.05.050 and 23.06.100 regarding water quality and drainage; Section 23.05.062 regarding tree removal; Section 23.07.170 regarding development within or adjacent to environmentally sensitive habitats; and Section 23.07.172 regarding mineral extraction in wetlands. <b>County File No. LRP2004-00024.</b> Supervisorial District 2.
Martha Neder, staff	Presents change proposals and continues with Page 7-73
PUBLIC COMMENT	
Roland Soucie	Cambria resident. Discusses multi-family housing for service workers, and subdivision of tract to less density.
Commissioners and staff	Discuss outside decks as being part of footprints.
Martha Neder, staff	Clarifies decks and allowable footprints of such.
Ann Wyatt, North Coast Advisory Counsel chairman	States they did not include decks as footprints in their discussions
Commissioner Christie	Requests clarification on the definition of steep lots with staff responding.
Commissioners and staff	Discuss density, and allowable footprints.
Commissioners and staff	Discuss Pg. 7-74, TDC's, purchase of lots through TDC programs, areas of participation in TDC program, sizes of homes built in TDC areas, and purchase of TDC's.
John Hoffschroer, staff	Discusses receiver and sender sites in TDC areas, refers to section 4. D. Deck size limitations. Open space purchases discussed

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Commissioner Christie	Discusses Pg. 7-76, No. 3. Resale Provisions and requests language revision with staff responding.
Commissioners	Discuss Pg. 7-76, 4. D., special project areas as sender areas, TDC's not being available upon purchase in a special project area, and retirement of lots over a particular size,.
Ann Wyatt, North Coast Advisory Counsel chairman	Discusses TDC programs with purchase of property. States there have been no discussions with advisory counsel regarding receiver/sender sites.
Commissioner Gibson	Supports differentiation between special projects areas regarding TDC programs.
Commissioner Christie	Discusses Pg. 7-76, 4., d. would like a language change in Special Project Area.
Chairman Roos	Discusses Pg. 7-82, 9., A. Parking.
Commissioner Gibson	Discusses Pg. 7-85 figures' and use of materials.
Martha Neder, staff	Discusses Pg. 7-87 Residential Suburban standards, view standards, and school standards. Discusses Pg. 7-101, San Simeon Acres village standards and points out conforming designations.
Commissioners and staff	Discuss Pg. 7-103, definitions of sufficient service providers for affordable housing,
John Hoffschoer, staff	Discusses standardization of water use.
Commissioner Christie	Corrects Pg. 7-103, B., and second paragraph to replace the word 'of' with 'for'. Discusses zoning change proposal regarding the upgrading of motels or hotels into residential units
Tim McNulty, County Counsel	Discusses land use change when referring to hotels and motels turning into residential units, compliance with current enforcement regulations, proposal to have code enforcement officer for San Simeon come to a PC meeting to discuss further proposals to change the land use ordinance.
John Euphrat, staff	Will contact Code Enforcement officer from the North Coast to come to the meeting today.
Commissioners	Discuss Pg. 7-105, 6., to make reference to Figure 7-43.
John Hoffschoer, staff, and Commissioners	Refers to Page 7-107 and discusses non-conforming signs, compliance.
Commissioners	Discuss Pg. 7-107, No. 12., Mixed Use Projects.
John Hoffschoer, staff	Discusses affordable housing, vacant land, multi family dwellings in commercial retail areas, intent in language to articulate affordable, employee housing.
Martha Neder, staff	Language change to Pg. 7-107, 12.
Tim McNulty, County Counsel	Clarifies mixed-use housing and combining designations while referring to maps.
Chairman Roos	Discussion takes place regarding maps.
Martha Neder, staff	Discusses proposed map changes in San Simeon

PUBLIC COMMENT	
Chris Gupta, Hotel owner	Owns a hotel on A1 Ave. Would like a zoning change on his property. Currently has 57 units and would like to make a conversion to residential units.
John Hoffschroer, staff	Gives clarification on zoning in San Simeon area. Discusses water resource usage.
Tammy Rudock, General Manager CCSD	Discusses draft of plan. Provides dates of future meetings
Greg Sanders, President CCSD	Suggests discussions should be continued until after lunch as the CCSD would like to discuss details.
Lunch break	
Chairman Roos	Discusses logistics of map discussions.
Greg Sanders, President CCSD	Discusses concepts he wishes Planning Commissioners to consider, chimney areas, and requests Planning Commissioners see the build out reduction program.
Bob Gressons, District engineer for CCSD	Discusses letter of 9/28/05, balancing the housing element, affordable housing plan, maximum limit of 200 affordable housing units, and proposal of additional changes.
Commissioner Christie	Requests clarification on how much water usage there is between a duplex and two single-family homes with Bob Gressons responding.
Greg Sanders, Pres. CCSD	Discusses the CCSD's build out reduction program, and affordable housing pertaining to mixed use.
Commissioner Gibson	Discusses CCSD's "Will Serve" letters, and alternatives to re-zoning by instituting a new standard.
Chairman Roos	Requests clarification on reasoning for CCSD's request for re-zoning the area as single family residential with Mr. Sanders responding.
Commissioner Christie	Discusses Map 9, and combining designation changes.
Martha Neder, staff	Discusses proposed changes to detail maps 1, 13, 2, and 7.
Greg Sanders, President, CCSD	Discusses detail Map 3, and possible change from commercial retail zoning to affordable housing.
Commissioner Gibson	Discusses leaving map 3 as Residential Suburban, uses Dimaggio project as an example
Commissioners and John Hoffshroer, staff	Fully discuss the Dimaggio property, and re-zoning of said property.
Greg Sanders, President. CCSD	Discusses water meter transfer provisions of the CCSD ordinance.
John Euphrat, staff	Discusses the zoning proposal made by PCers.
Martha Neder, staff	Discusses detail Maps 4, 6, and 10.

John Euphrat, staff	Discusses map change 10 remain the same as proposed by county staff.
Joy Fitzhugh	Urges commission to stay with Residential Single Family (RSF) zoning .
Greg Sanders, CCSD President.	Discusses growth cap of 4,650 to the CCSD build out reduction program, activity outside of the water wait list, and proposes an exception to go above the growth cap.
Commissioners and Greg Sanders, and staff	Discuss the difference between RSF and Residential Multi Family (RMF), and constraints.
John Hoffschroer, staff	States there is a potential of 700 dwelling units in the commercial core. States the zoning will allow the density.
Martha Neder, staff	Discusses allowances to reduce setbacks, land use plan, efforts CCSD can make without changing land use.
Tim McNulty, County Counsel	Clarifies entitlements.
Commissioner Christie	Discusses downtown business corridor meeting affordable housing needs, and supports staff's recommendation for Map 10.
Commissioner Gibson	Supports standard in RMF for map 10
John Euphrat, staff	Discusses proposal to change zoning.
Commissioners	Discuss map 10, consensus to keep Map 10 as RMF and Map 8 is approved.
Martha Neder, staff	Discusses detail Map 9A, 9B, and 9C.
Tammy Ruddock, General Manager of CCSD	Discusses Map 9A and states this is better zoned as REC.
Commissioners	Approve Map 9, A, B, and C
Martha Neder, staff, and Commissioners	Discuss detail Map 11, 12 and reach consensus to approve Maps 11 and 12. Discuss Map 15
Greg Sanders, Pres. CCSD	Discusses water meter transfers in reference to Map 15, dog park, district headquarters site, cambria library site, and conservation easement.
Commissioners	Discuss detail Map 15, and agree upon staff's recommendation.
Chapter 8	
Joy Fitzhugh, Farm Bureau	Discusses Page. 8-7 and 8-9,
Commissioner Christie	Discusses coastal trail through community areas, possibly renaming the trail to be called the California Coastal Trail. Language changes to Pg. 8-7, No. 1., Pg. 8-9, No. 5. language change, and Page 8-10, item B.
Martha Neder, staff	Introduces the proposed revisions to the coastal zone Land Use Ordinance. Discusses future discussions regarding Chapter 8.
Tim McNulty, County Counsel	Gives clarification on recommendations to certify EIR to the Board of Supervisors (BOS).

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<b>MOTION</b>	<b>Thereafter on motion by Commissioner Gibson, seconded by Commissioner Christie, and carried, in the absence of Commissioners Rappa and Mehlschau, this item is continued to the October 13, 2005, Planning Commission.</b>
<b>MOTION</b>	<b>Thereafter on motion by Commissioner Gibson, seconded by Commissioner Christie, and carried, in the absence of Commissioners Rappa and Mehlschau to accept all materials and correspondence submitted at today's meeting.</b>
Adjourn	

Respectfully submitted,

Ramona Hedges

Planning Commission Secretary Pro Tem

